



105 Bussieres Drive Fort McMurray Alberta

\$565,000

Welcome to 105 Bussieres Dr, nestled in the ever-popular Timberlea Bs neighbourhood, this stunning 2-storey home boasts 1903 sq ft of luxurious living space. Step inside and be greeted by a desirable main floor layout designed to suit your lifestyle needs. A versatile flex room is just off the front entrance, perfect for an office, formal dining area, playroom, or den - the choice is yours. The spacious living room and well-appointed kitchen offer the perfect setting for gatherings and everyday living. Natural light floods the interior, courtesy of the wall of windows that adorn the living room and kitchen, offering views of the backyard bathed in Southern exposure. Convenience is key with a 2-piece bathroom located off the kitchen, while a large boot room with laundry provides easy access to the double attached, heated garage. Upstairs you will find three well-appointed bedrooms, each featuring built-in closet organizers and ample windows. The primary bedroom is a retreat unto itself, boasting a walk-in closet and a luxurious ensuite bathroom with a corner jetted tub, separate water closet, and dual vanity areas - your own private oasis. The lower level of this home is an entertainer's dream, featuring a fully developed basement with a spacious rec room area, complete with a dry bar and gas fireplace. Movie nights will never be the same with the included theatre setup. A convenient 2-piece bathroom adds to the functionality of the space, while a large storage area awaits your customization, perfect for converting into a fourth bedroom if desired. With recent upgrades including a newer deck (5 years), kitchen appliances (2023), washer & dryer (2023), hot water tank, furnace, and AC servicing (2021), along with freshly painted walls and refinished hardwood floors, this home exudes quality and attention to detail at every turn. Conveniently located, this propert...

Bedroom 11.08 Ft x 11.08 Ft

Bedroom 12.92 Ft x 11.58 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

4pc Bathroom 9.00 Ft x 12.00 Ft

Primary Bedroom 21.58 Ft x 15.00 Ft

Media 29.92 Ft x 22.00 Ft

2pc Bathroom 6.50 Ft x 4.92 Ft

Den 11.92 Ft x 11.58 Ft

Living room 16.42 Ft x 16.83 Ft

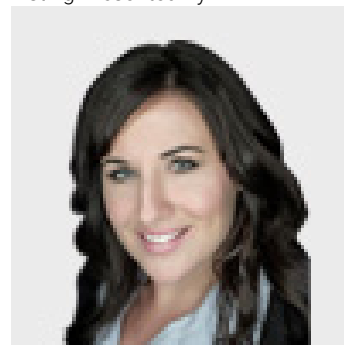
Kitchen 15.92 Ft x 20.58 Ft

2pc Bathroom 8.00 Ft x 4.83 Ft

Laundry room 12.17 Ft x 16.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

RE/MAX

RE/MAX Fort McMurray

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